



Address: [8817 NIGHT WIND LN](#)
City: FORT WORTH
Georeference: 817H-40-7
Subdivision: ARCADIA PARK ADDITION
Neighborhood Code: 3K500K

Latitude: 32.9004405273
Longitude: -97.2947164011
TAD Map: 2060-448
MAPSCO: TAR-036A



This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: ARCADIA PARK ADDITION
Block 40 Lot 7

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- KELLER ISD (907)

State Code: A

Year Built: 2011

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 41292669

Site Name: ARCADIA PARK ADDITION-40-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,913

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



OWNER INFORMATION

Current Owner:

TRAN THAO
TRAN THINH

Deed Date: 7/29/2021

Deed Volume:

Deed Page:

Instrument: [D221219474](#)

Primary Owner Address:

8817 NIGHT WIND LN
KELLER, TX 76244

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRICE JAMES LEE	11/6/2017	D217260204		
COFFARO JENNA L;COFFARO JOSEPH P	6/7/2016	D216123537		
VARGHESE SONIA	10/21/2011	D211256544	0000000	0000000
HORIZON HOMES LTD	5/26/2011	D211134175	0000000	0000000
ARCADIA LOTS LTD	1/1/2007	00000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$367,133	\$70,000	\$437,133	\$437,133
2024	\$367,133	\$70,000	\$437,133	\$437,133
2023	\$337,000	\$70,000	\$407,000	\$407,000
2022	\$311,795	\$55,000	\$366,795	\$366,795
2021	\$266,865	\$55,000	\$321,865	\$321,865
2020	\$227,158	\$55,000	\$282,158	\$282,158

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL



There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.